

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **15/05195/OUT**

Proposed Development: Outline application for the erection of 2 dwellings with access and layout considered (Site Area 0.13 ha).

Location: Land Adjacent To Old Church Lane Cottage Old Church Lane
Pateley Bridge Harrogate North Yorkshire HG3 5LY

Applicant: J & I Brown

CH Ref: **Case Officer:** Tim Simpson

Area Ref: 6.49.165.A.OUT **Tel:** 01609 780 780

County Road No: **E-mail:** Area6.Boroughbridge@northyorks.gov.uk

To: Harrogate Borough Council
Planning & Development
P.O Box 787
HARROGATE
North Yorkshire
HG1 9RW

Date: 25 January 2016

FAO: **Copies to:**

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

I appreciate this application is an outline application, however i would require a footway around the access radius with a crossing point on both sides of the road. This footway must then lead into the site and follow the perimeter of the gardens for plots 1 and 2.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

1. HC-07 Private Access/Verge Crossings: Construction Requirements

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site until the access to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

15/05195/OUT

(i) The details of the access and footway within the site shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.

(ii)(b) **The existing access shall be improved by standard detail E7, with the provision of a footway around the western radius.**

(v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details shown on drawing **standard detail E7** and maintained thereafter to prevent such discharges.

(vi) The final surfacing of any private access within **6** metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

(vii) Provision of a footpath and tactile paving crossing point, on the northern side of the new access, and install a similar crossing point on the footpath on the southern side of Church Lane.

All works shall accord with the approved details *unless otherwise agreed in writing by the Local Planning Authority*.

HI-03 INFORMATIVE – Condition HC-07

You are advised that a separate license will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

Reason

To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

2. HC-10 Visibility Splays

There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of **2.4 metres x 56 metres** measured along both channel lines of the major road. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

HI-06 INFORMATIVE – Condition HC-10

An explanation of the terms used above is available from the Highway Authority.

Reason

In the interests of road safety.

3. HC-16 Parking for Dwellings

No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing **proposed site layout**. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

15/05195/OUT

Reason

To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

4. HC-18a Precautions to Prevent Mud on the Highway

There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority *in consultation with the Highway Authority*. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority *in consultation with the Highway Authority*. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority *in consultation with the Highway Authority* agrees in writing to their withdrawal.

Reason

To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

5. HC-17 Garage Conversion to Habitable Room

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 or any subsequent Order, the garages shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

Reason

To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.

6. HC-24 On-site Parking, on-site Storage and construction traffic during Development

Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

- (i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
- (ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Reason

To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



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15/05195/OUT

Signed:

Tim Simpson

For Corporate Director for Business and Environmental Services

Issued by:

Boroughbridge Highway Office
Stump Cross
Boroughbridge
York
North Yorkshire
YO51 9HU

e-mail: Area6.Boroughbridge@northyorks.gov.uk